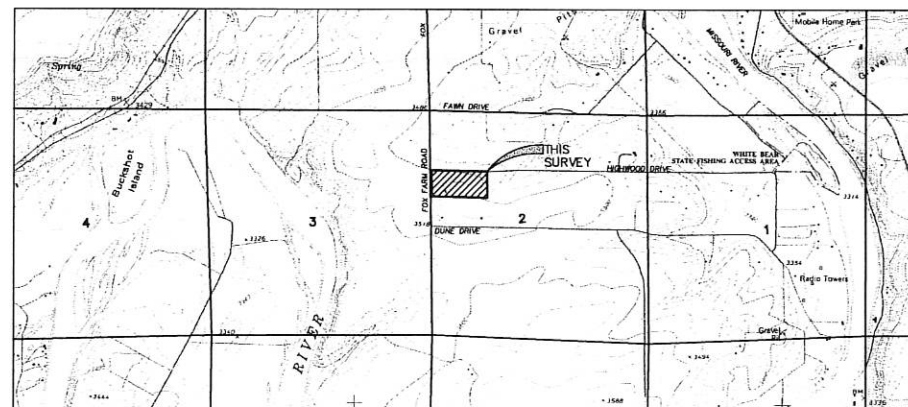
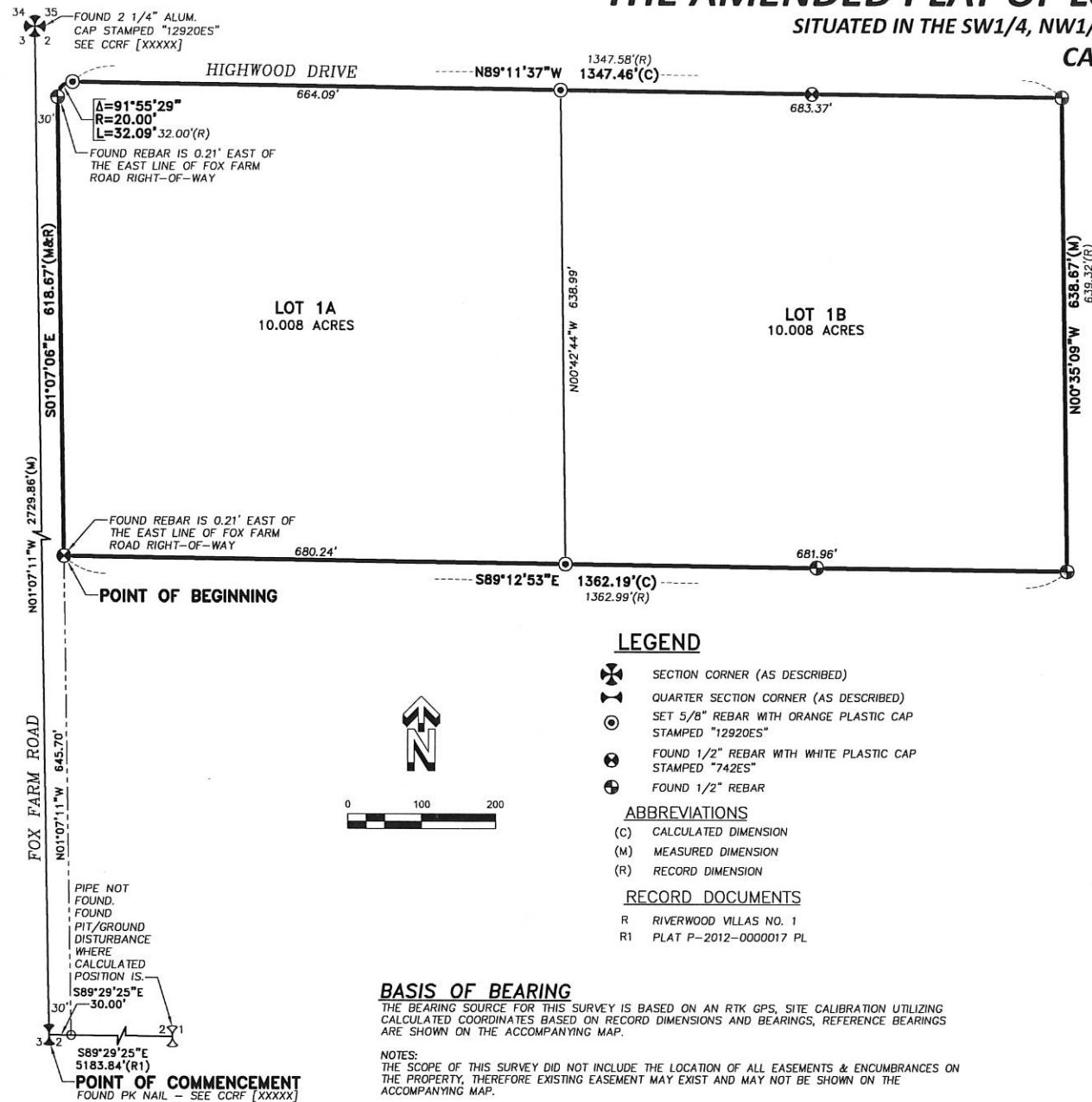


AN AMENDED PLAT OF
THE AMENDED PLAT OF LOT 1, BLOCK 3, RIVERWOOD VILLAS NO. 1
SITUATED IN THE SW1/4, NW1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 3 EAST, P.M.M.
CASCADE COUNTY, MONTANA



T. 19 N., R. 03 E.
VICINITY MAP

CERTIFICATE OF OWNER:

I, NANCY D. WALKER, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND DIVIDED INTO LOTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 3, OF THE AMENDED PLAT OF RIVERWOOD VILLAS NO. 1, SITUATED IN THE SW1/4 NW1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 3 EAST, OF THE PRINCIPLE MERIDIAN, CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, T. 19 N., R. 3 E., P.M.M., WHICH IS A FOUND MAGNETIC NAIL AS PER C.C.R.F. [XXXXX] THENCE ALONG THE EAST-WEST MIDSECTION LINE OF SECTION 2, S89°29'25"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE FOR FOX FARM ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°07'11"W A DISTANCE OF 645.70 FEET TO AN ANGLE POINT, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF FOX FARM ROAD, S89°12'53"E A DISTANCE OF 1362.19 FEET TO AN ANGLE POINT; THENCE N00°35'09"W A DISTANCE OF 638.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWOOD DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°11'37"W A DISTANCE OF 1347.46 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE; THENCE ALONG SAID TANGENT CIRCULAR CURVE WHICH IS CONCAVE SOUTHEASTERLY, WITH A RADIAL BEARING OF S00°48'23"W AT THAT POINT, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91°55'29", AN ARC DISTANCE OF 32.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOX FARM ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S01°07'06"E A DISTANCE OF 618.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 20.016 ACRES, AND;

EXEMPTION FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY TRACT 1A IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125(1)(e)(ii) AND 76-4-125(3), WHICH STATES: "(2) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (e) subject to the provisions of subsection (3), a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer if: (i) the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and, if required when installed, the system was approved pursuant to local regulations or this chapter. (3) Consistent with the applicable provisions of 30-2-116, a local health officer may require that, prior to the filing of a plat or a certificate of survey subject to review under this part for the parcel to be segregated from the remainder referenced in subsection (2)(e)(ii), the remainder include acreage or features sufficient to accommodate a replacement drainfield." AND;

NOTICE OF AGRICULTURAL ACTIVITIES:

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY, AND;

STATEMENT OF LIMITED PUBLIC SERVICES:

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY, AND;

WAIVER TO PROTEST RSID:

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, WE THE UNDERSIGNED OWNERS OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAYING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS OR ANY ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEES, TRANSFEREE'S, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT, AND;

DECLARATION OF COVENANT:

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY NANCY D. WALKER, OWNER AND SUBDIVIDER.

WITNESSETH

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS AN AMENDED PLAT OF THE AMENDED PLAT OF LOT 1, BLOCK 3, RIVERWOOD VILLAS NO. 1, IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT. NOW THEREFORE, NANCY D. WALKER, OWNER OF THE SUBJECT PROPERTY, HEREBY DECLARES THAT ALL OF THE PROPERTIES DESCRIBED ABOVE SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA; AND

DECLARATION OF IMPROVEMENTS GUARANTEE:

I, NANCY D. WALKER, THE UNDERSIGNED OWNER OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY, AND;

NANCY D. WALKER

DATE

ACKNOWLEDGED

STATE OF MONTANA)

SS:

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, NANCY D. WALKER, KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:

PRINTED NAME: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (3) MCA, THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DURING ITS REGULAR MEETING

HELD ON THE _____ DAY OF _____, 2018 DISPENSES WITH ANY PARK OR PLAYGROUND REQUIREMENTS.

CASCADE COUNTY COMMISSION

ATTEST:
CLERK & RECORDER, CASCADE COUNTY, MT.

CERTIFICATE OF COUNTY COMMISSION

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON THE _____ DAY OF _____, 2018.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST:
CASCADE COUNTY, CLERK & RECORDER

CERTIFICATE OF PLANNING BOARD

WE, THE UNDERSIGNED, CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND BRIAN CLIFTON, PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD

BRIAN CLIFTON, PLANNING DIRECTOR,
CASCADE COUNTY PLANNING DIVISION

CERTIFICATE OF COUNTY TREASURER

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED WITHIN THE ACCOMPANYING PLAT PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., AND THAT NO REAL PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED ON THE LAND ENCOMPASSED BY LOT 1, BLOCK 3, OF THE RIVERWOOD VILLAS #1, ARE DELINQUENT.

DATED THIS _____ DAY OF _____, 2018.

JAMIE BAILEY, CASCADE COUNTY TREASURER

DEPUTY TREASURER

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTH OF JANUARY 2018, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2018.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES



SHEET TITLE: AMPL OF LOT 1, BLOCK 3, RIVERWOOD VILLAS #1			
JOB NO.: 18C	DRAWING NAME: 18C-BASE	SHEET: 1 OF 1	
FILE NO.:	DRAWN BY: CRB	DATE: 4/17/18	
basc&e		BIG SKY CIVIL & ENVIRONMENTAL, INC	
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS		1324 13th Ave. SW P.O. BOX 3625 GREAT FALLS, MT 59403 (406)727-2185 OFFICE (406)727-3656 FAX www.bigskyce.com	